

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

MAY 14, 2003

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

PUBLIC HEARINGS

1. **CU2002-0036 - MURRAYHILL SAFEWAY FUEL STATION**
2. **DR2002-0231- MURRAYHILL SAFEWAY FUEL STATION**

(Request for continuance to May 28, 2003)

The applicant requests to construct a 12-fuel pump gas station in the parking lot of the existing Murrayhill Marketplace. The proposed fuel station will displace 45 parking spaces in the southeasterly portion of the Murrayhill Marketplace. Fuel sales will occur on the site and an approximately 300 square foot kiosk will be built under an approximately 8,200 square foot fuel canopy for gas station attendants.

3. **SUNRISE AT COOPER MOUNTAIN**

On January 13, 2003, the City of Beaverton City Council granted a request submitted by the applicant to remand all three development applications for Sunrise at Cooper Mountain to the Planning Commission for further consideration based on the understanding that the development plan would be revised to address the Planning Commission's concerns. Accordingly, the Planning Commission will hear the applicant's revised proposal for Planned Unit Development (PUD) approval (Original Case File No. CUP 2002-0004, Appeal File No. APP2003-0001), Tree Preservation Plan (TPP) approval (Case File No. TPP 2002-0005, Appeal File No. APP2003-0002) and Subdivision approval (Original Case File No. SB 2002-0010, Appeal File No.'s APP2002-0012 and APP2003-0003).

The following land use applications have been submitted for development of a 60-unit single-family residential project originally proposed for 69 units. The subject site is generally located east of SW 166th Avenue, south of Nora Road, northwest of SW Cinnabar Court and SW 163rd Avenue. The site can be specifically identified as Tax Lot 100 on Washington County Assessor's Map 1S1-30DD, Tax Lot 300 on Washington County Assessor's Map 1S1-29CC and Tax Lot 800 on Washington County Assessor's Map 1S1-29C. In addition, the revised development plan includes the southeast corner of Tax Lot 800 on Washington County Assessor's Map 1S1-29CB, the purpose of which is to construct a portion of public street that would provide public access to SW Nora Road (the Arterial). Tax Lot 800 of 1S1-29CB is located within Washington County. All other Tax Lots identified above are located within the City, zoned R-5 Urban Standard Density and together total approximately 15.8 acres in size. Within the R-5 zone, single-family detached dwellings are permitted outright and a request for Planned Unit Development (PUD) is subject to Conditional Use Permit (CUP) approval.

- A. **CUP2002-0004 and APP2003-0001 (Sunrise at Cooper Mountain – Planned Unit Development)**

The applicant requests approval of a revised Planned Unit Development for 60 single-family residential lots with lots ranging in size from approximately 5,000 square feet to approximately

15,000 square feet. In addition, the applicant proposes five separate tracts of land intended for the purpose of open space, tree preservation, water quality and access. The proposed request for PUD would allow variation to the building setback standards of the R-5 zone found in Section 20.05.50. of the Development Code. In taking action on the proposed PUD request, the Planning Commission shall base its decision on the CUP approval criteria for a PUD as listed in Section 40.05.15.3.C. of the Development Code and is subject to review of the special condition criteria as listed in Section 40.05.15.3.D.

B. **TPP2002-0005 and APP2003-0002 (Sunrise at Cooper Mountain – Tree Preservation Plan)**

The applicant requests Tree Preservation Plan approval. A portion of the subject site area is located within a Significant Tree Grove, specifically Grove No. NX1 according to the City's Significant Tree Inventory. Pursuant to Section 40.75.15.1.A.3 of the Development Code, a Tree Preservation Plan (TPP) is required when development is proposed within a significant tree grove. The applicant's TPP has been revised to incorporate trees located within the southeast portion of Tax Lot 800 of 1S1-29CB. The revised development proposal identifies a total of 759 trees for removal and 614 trees to remain. The Planning Commission will review the applicant's revised Tree Preservation Plan together with the overall development plan. In taking action on the proposed tree plan, the Planning Commission shall base its decision on the Tree Preservation Plan approval criteria listed in Section 40.75.15.1.C.3 of the Beaverton Development Code.

C. **SB2002-0010 and APP2002-0012, APP2003-0003 (Sunrise At Cooper Mountain- Subdivision)**

The applicant is requesting approval of a revised subdivision plan for 60 single-family residential lots with five tracts of land intended for the purpose of open space, tree preservation, water quality and access. The previously proposed subdivision was for 69 lots and a total of 29 tracts. The revised subdivision plan proposes to provide vehicular access to Nora Road north of the project site. In taking action on the proposed subdivision, the Planning Commission shall base the decision on the approval criteria listed in Section 40.35.15.3.C of the Development Code.

NEW BUSINESS

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

PUBLIC HEARING FORMAT

Chairperson Opens Hearing

City Staff Presents Staff Report

Applicant Identifies & Explains their Request

Public Testimony For or Against

Rebuttal Testimony

Applicant

Staff Comments

City Attorney's Comments

Chairperson Closes Hearing

Deliberation & Action

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL

INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.